Proposed Administrative Design Review for Townhouses
Summary of Allowable Design Adjustments - Staff Draft

	Adjustment	Code Requirement - (Proposed MF)	Potential Adjustment	Example Scenarios - Must Improve Design
1)	Setbacks: 50 %	7' Average. Not less than 5'.	3.5' Average. Not less than 2.5'.	> Corner lots. - building holds corner. > Row houses - small side setbacks OK. > Adjacent to NC, C, zones. > Improves site organization - better courtyard etc.
2)	Residential amenity areas: 10%	5% of total gross floor area. Eg. 100sf for 2,000sf townhouse.	Reduce total required by 10%. Eg. 90sf instead of 100sf for a 2000sf townhouse.	> Rugged or forested sites for more area left in natural state. > Highly appointed vehicle courtyard provides supplemental space for people. > Improves compatibility in highly urbanized context where ground level open spaces are atypical.
3)	Landscaping and screening: 25%	Green factor score of .6. Screening of parking with 4' - 6' screen, and 3' deep landscaped bed at streetside.	Reduce green factor score to .45. Reduce screen to 3' high, and bed to 2.25'.	> Unique condition eg. saving existing special tree. > Improves site organization such as parking in consolidated unobtrusive location.
4)	Structure width and depth: 10%	Width L1: 60'. L2: 90'. L3&L4: 120' Depth L1: 65% of lot. L2: 75% of lot.	Width: L1: 66'. L2: 99'. L3&L4: 132' Depth: L1: 75% of lot. L2: 85% of lot.	> Impoves site organization eg. allows more functional open space; maximizes sun access; protects slope or sensitive condition; row houses.
5)	Lot coverage limit: 10%	L1,L2,L3,L4: 50% of lot area	L1,L2,L3,L4: 60% of lot area	> Highly urban context where high lot coverages are typical - improves compatibility. > Allows special site features eg. raised decks, plazas. > Improves site organization eg. enclosed or structured parking.
6)	Façade Openings: 25%.	Windows/doors required for 20% of street facing façade. Eg. 200sf for 1000sf street facing façade.	Reduce total required by 25%. Eg. 150sf instead of 200sf for 1000sf street facing façade.	> Improves architectural concept. Eg. façade with visually interesting material, screening or art in lieu of windows. > Allows greater range of architectural expressions and design vocabularies.
7)	Parking garage entrance limits: 25%	Garage doors limited to 75sf per garage on street facing elevations.	Garage doors up to 94sf per garage on street facing elevation.	> Allows greater range of architectural expressions and design vocabularies.
8)	Limit on surface parking stalls: 2 spaces	Max 6 stalls in a surface lot.	Max 8 stalls in a surface lot.	> Improves site organization eg. consolidated unobtrusive parking location allows better courtyard open space or street interface.
9)	Required width of landscape separating surface parking: 25%	Landscape separation of at least 6' between surface parking areas.	Reduce required separation to 4.5'.	> Improves site organization eg. consolidated unobtrusive parking location allows better courtyard open space or street interface.